



Housing and Planning Committee Meeting

- January 23, 2018 -

Neighborhood Housing & Community
Development (NHCD)

Briefing on Housing Trust Fund and the 2013 Bonds

Housing Trust Fund Resolutions

- 000420-33: created the Housing Trust Fund
- 000907-72: directed City Manager to provide recommendations on dedicating to HTF 40% of all incremental tax revenues from developments in Desired Development Zone not on tax rolls as of 6/1/1997
- 20121213-065: directed City Manager to report on past & future funding mechanisms for HTF, including context for decision to interpret Resolution 000907-72 to transfer tax revenue of only formerly *City-owned* land
- 20151217-074: increased the percentage of tax revenue dedicated to HTF from 40% to 100% and stipulated that tax revenue be applied as follows: 40% to HTF, 40% to affordable housing in Homestead Preservation Districts, 20% to affordable housing in high opportunity areas
- 20160616-030: directed City Manager to transfer 100% of property tax revenue derived from ***all*** properties within the Desired Development Zone not on tax rolls as of 1/1/2016

Housing Trust Fund FY17-18

	FY 18 Appropriated Funds
Available (Jan 1, 2018)	\$3,650,157
Less Support Services and Program Delivery Costs	(\$500,000)
Less Developer Fees being Held Pending New Fund Creation	(\$1,359,379)
Less Purchase of Tannehill Tract	(\$292,500)
Less Plaza Saltillo Development	(\$540,000)
Less Lifeworks – Pleasant Valley PII	(\$393,400)
Less Orchard Plaza Relocation Benefits (offered pending claim)	(\$32,770)
Available Balance	\$532,108
FY 17 Funds to be Appropriated	\$2,280,909
Projects in Pipeline (Approximate)	(\$1,300,000)

Housing Trust Fund FY 17-18

Actual Transfers In
from General Fund

\$1,996,978

Transfers In if 100% of Property
Taxes were Transferred

\$3,720,547

HTF Commitments

- **The Grove PUD** – Incentive amount necessary for Landowner to achieve affordability requirements is \$13.15M. A portion of this will come from SMART Housing fee waivers (~\$3M) and the remainder (~\$10.15M) from payments from City property taxes collected on The Grove property.
 - Payments will be made to the Landowner as affordable units are developed
 - FY17: Property taxes transferred into HTF from The Grove would have amounted to \$202,194
- **Plaza Saltillo** – Endeavor will pay \$1.08M into HTF in 1st quarter of 2019, based upon granting of additional height.
 - The City is required to provide a one-time match of \$540,000 to be used for affordable housing in or near the Plaza Saltillo Plan area. NHCD has set this amount aside in the FY17-18 HTF budget.

2013 Affordable Housing Bond Program



Bluebonnet
Studios
S. Lamar Blvd.



Jeremiah Housing
Moody Campus



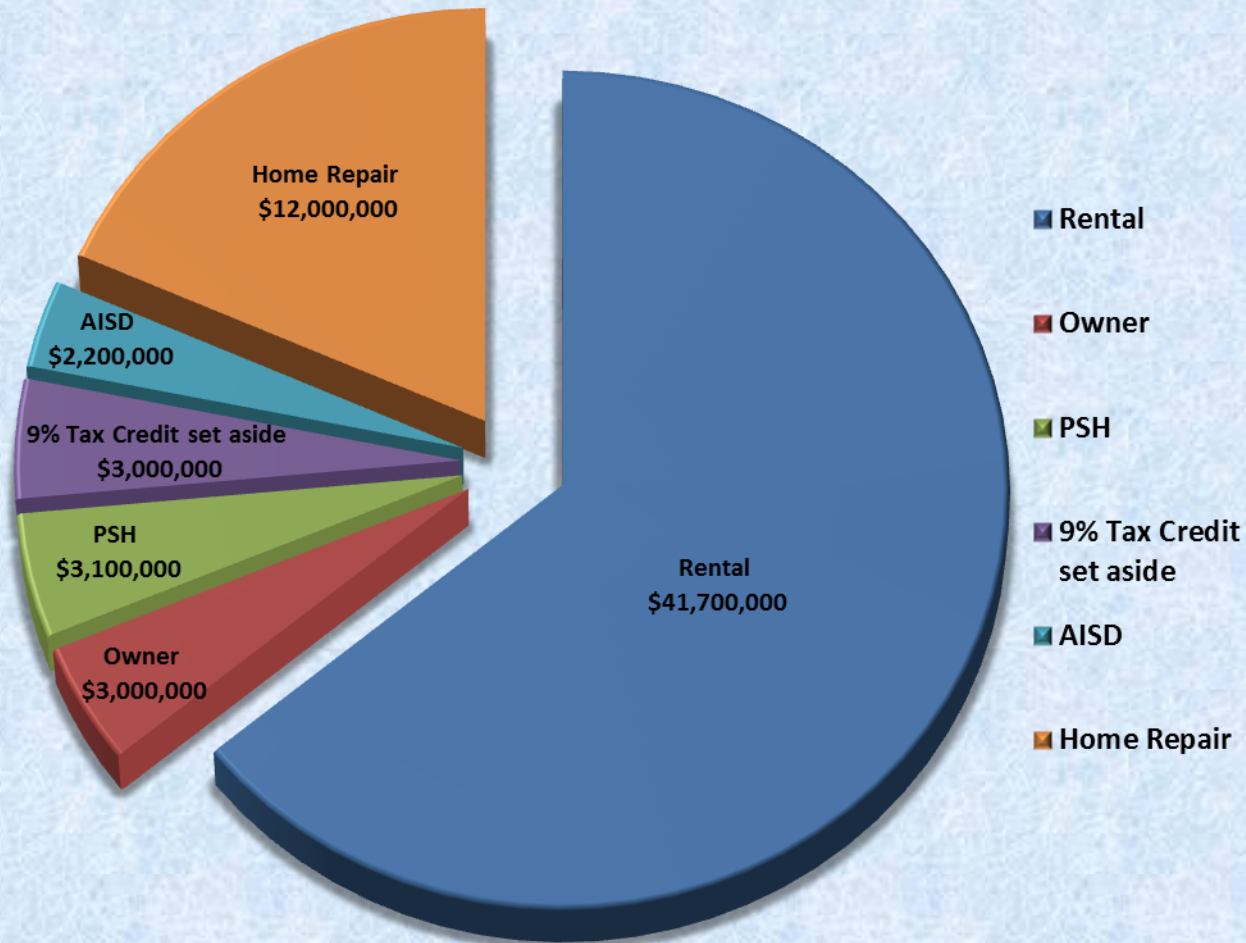
Lakeline Station
Apartments
Rutledge Spur

2013 Affordable Housing Bonds Highlights

- 18 Rental and Ownership Developments
- 3,115 Units (1,707 Deeply Affordable)
- Average Investment \$23,748/unit
- Leverage Ratio 7:1
- 100% of 2013 GO Bonds Invested or Committed

2013 General Obligation (GO) Bond Program Funds Expended or Committed

Rental	\$ 41,700,000	64%
Owner	\$ 3,000,000	5%
PSH	\$ 3,100,000	5%
9% Tax Credit set aside	\$ 3,000,000	5%
AI SD	\$ 2,200,000	3%
Home Repair	\$ 12,000,000	18%
<i>2013 GO Bond Total</i>	<i>\$ 6,000,000</i>	<i>100%</i>



Briefing on 2018 9% Low Income Housing Tax Credit Applications and Discussion of City Council Decision Points

9% Low Income Housing Tax Credit Applications and City Council Decision Points

Overview of Low Income Housing Tax Credits

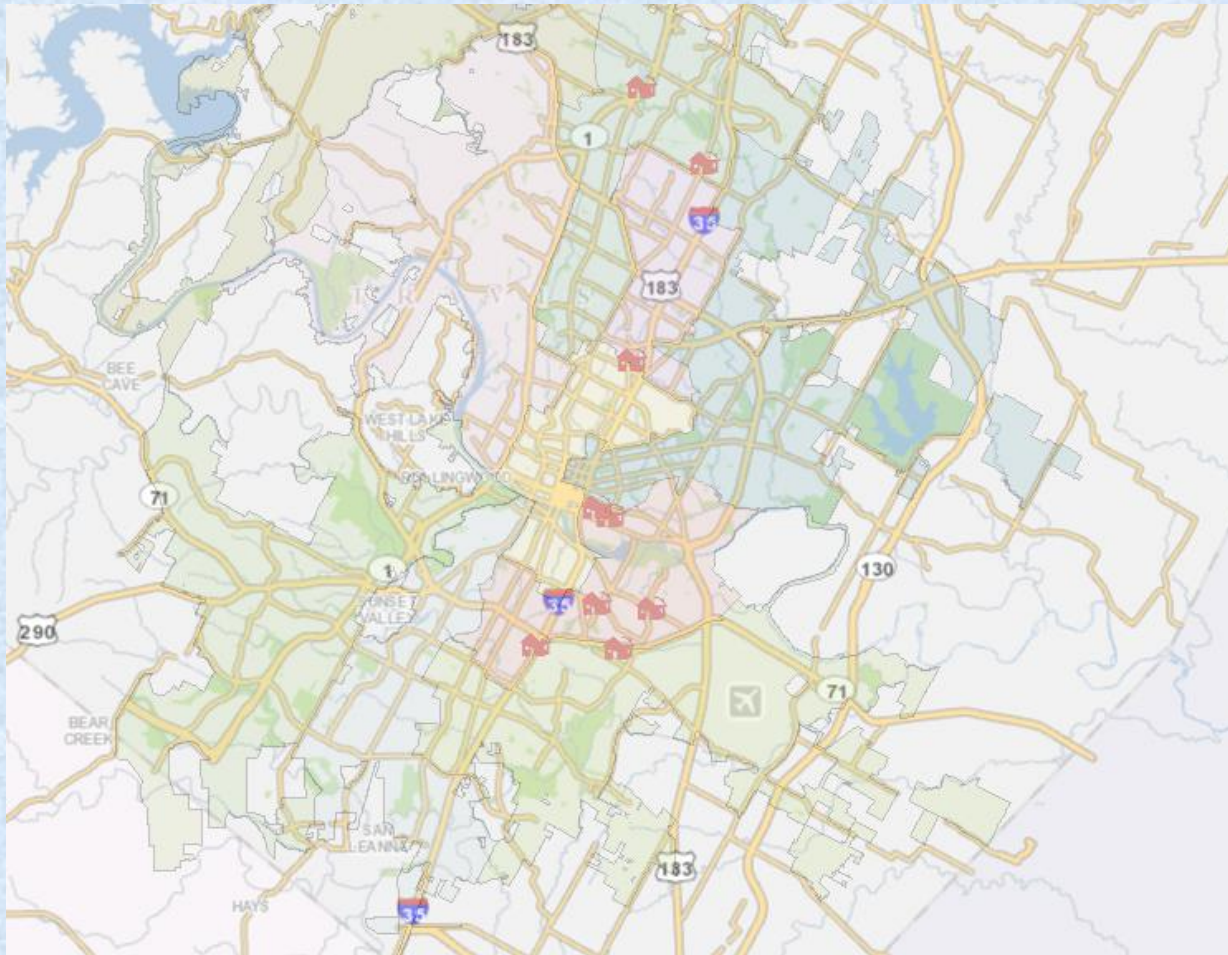
- Created in 1986
- Internal Revenue Code (Section 42)
- Major producer of affordable housing
- States allocated credits based on per capita formula
- TDHCA administers 9% and 4% tax credit program
- 9% competitive LIHTC awarded regionally

2018 9% Low Income Housing Tax Credit Applications

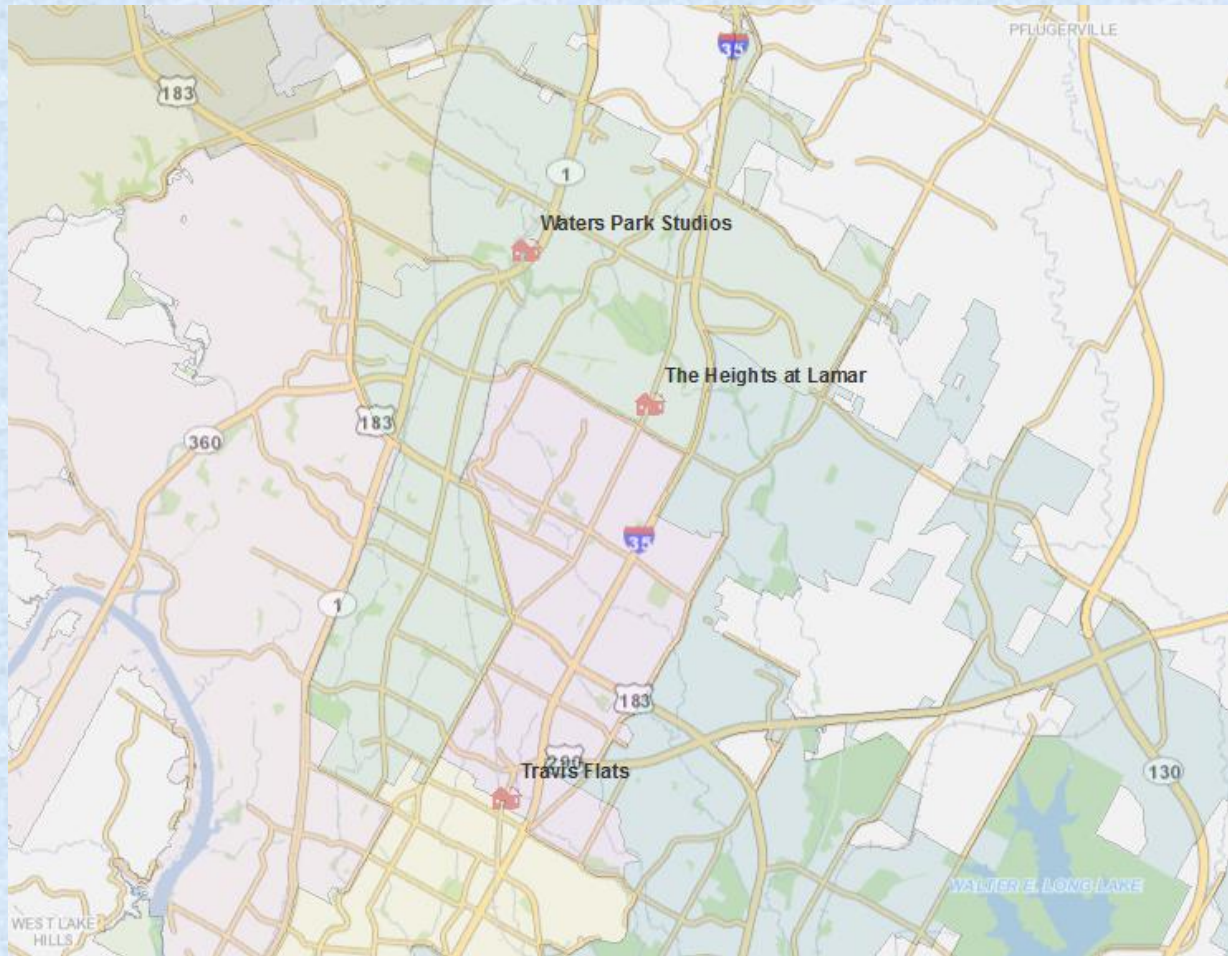
TDHCA Process

- Qualified Allocation Plan (QAP)
- Pre Applications (January 9, 2018)
- Full Applications (March 1, 2018)
- Awards (July 2018)
- Place in Service (December 2020)

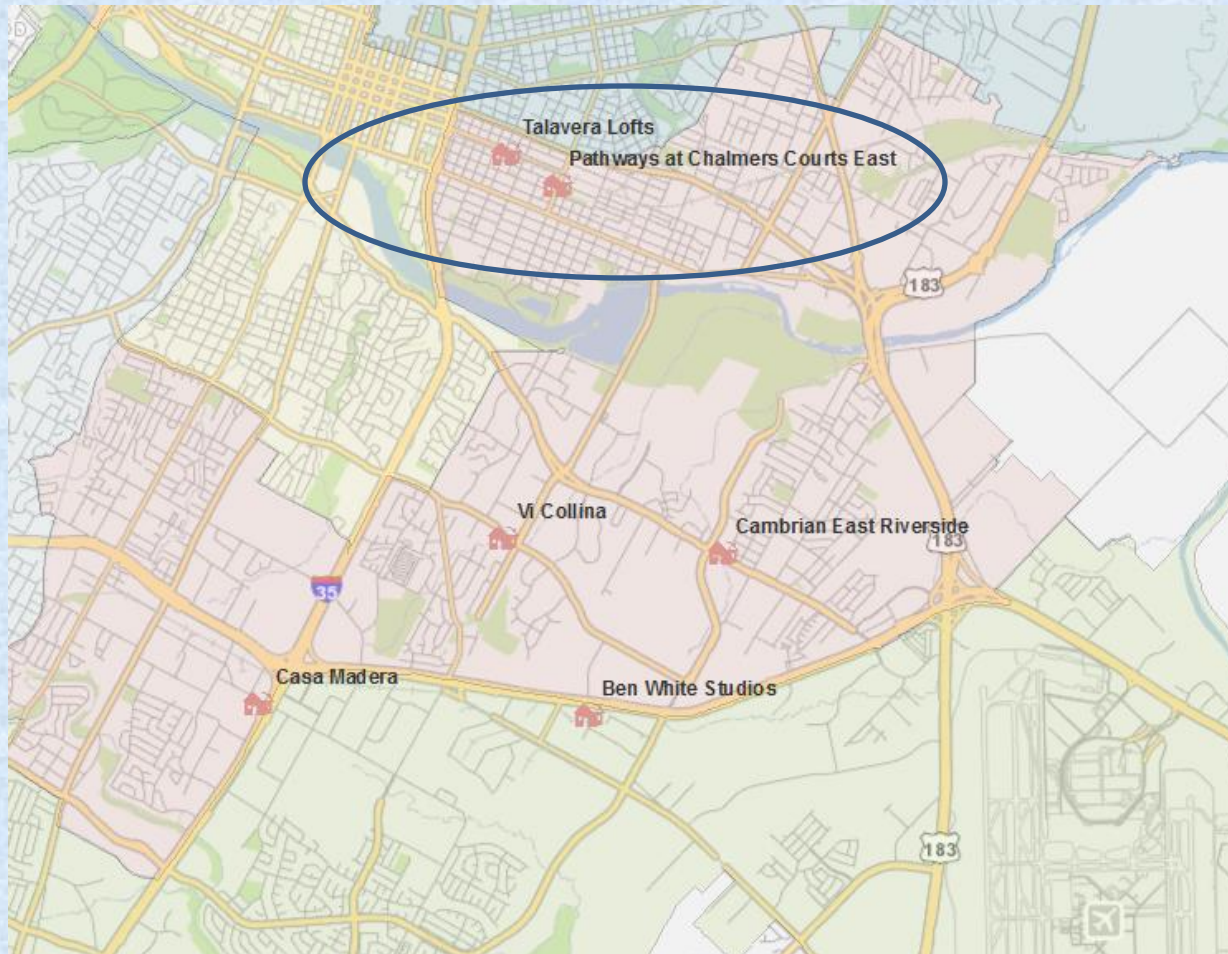
2018 9% Low Income Housing Tax Credit Applications



2018 9% Low Income Housing Tax Credit Applications



2018 9% Low Income Housing Tax Credit Applications



Decision Points

- February 1, 2018 City Council Agenda:

Developer	Development Name	Address	City Council District	TDHCA Application Number	Local Government Support	Twice State Average Per Capita	One-Mile/Three-Year	Concerted Revitalization Area
Austin Affordable Housing Corporation	Pathways at Chalmers Courts East	SW Corner of Chicon and E 4th St	3	18081	X	X	X	X
Cambrian Development	Cambrian East Riverside	Grove Blvd and Clubview Dr	3	18015	X	X		X
DMA Development	Talavera Lofts	SE Corner of E 5th and Navasota St	3	18323	X	X		X
DMA Development	Travis Flats	5325-5335 Airport Blvd	4	18335	X	X	X	
Foundation Communities	Ben White Studios	3400 Comsouth Dr	2	18098	X	X		X
Foundation Communities	Waters Park Studios	12207 Waters Park Rd	7	18099	X	X		
Generation Housing Development	The Heights at Lamar	11630 N Lamar Blvd	7	18104	X	X		
Saigebrook Development	Casa Madera	1201 East St Elmo Rd	3	18312	X	X		X
Saigebrook Development	Vi Collina	2431 E Oltorf St	3	18311	X	X	X	X

City Council Decision Point: Which Development is the Most Contributing?

Austin Strategic Housing Blueprint Analysis

	Goal	Performance Measure	
		Pathways at Chalmers Courts	Talavera Lofts
Overall	20,000 Units Affordable to 30% MFI & below	14 Units	11 units
	25,000 Units Affordable to 31-60% MFI	121 Units	79 units
	15,000 Units Affordable to 61-80% MFI	0 Units	0 units
	25,000 Units Affordable to 81-120% MFI	0 Units	0 units
	50,000 Units Affordable to 121% MFI & above	7 Units	0 units
	Preserve 1,000 affordable units per year	0 Units	0 units
Geography	75% of new units within ¼ mi of Imagine Austin Centers & Corridors	100%	100%
	At least 10% rental units affordable to 30% MFI or below per Council District	10%	10%
	At least 25% ownership units affordable to 120% MFI or below per Council District	0%	0%
	At least 25% of new income-restricted affordable units in high-opportunity areas	0%	0%
Family Friendly Housing	25% of affordable units with 2+ bedrooms and a system to provide opportunities for families	49%	25%
Housing and Transportation	25% of affordable units within 1/4 mi of high frequency transit	100%	100%
	75% of affordable units within 3/4-mi of transit	100%	100%
Housing for All	Serve at least 20 people with vouchers & under 20% MFI per year in non-PSH	0 People	0 People
	100% ground floor units in NHCD-funded projects adaptable	N/A	N/A
	25% of all NHCD-funded affordable units to be accessible	N/A	N/A
	Support production of 50 PSH units/year	8 Units	0 Units
	Support production of 25 Housing First units/year	0 Units	0 Units

QUESTIONS?